



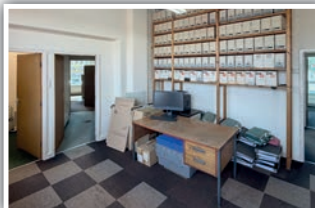
PROMINENT TOWN CENTRE OFFICES WITH GROUND FLOOR SHOPS AND REAR CAR PARK
649.8 Sq M (6,994 Sq Ft)

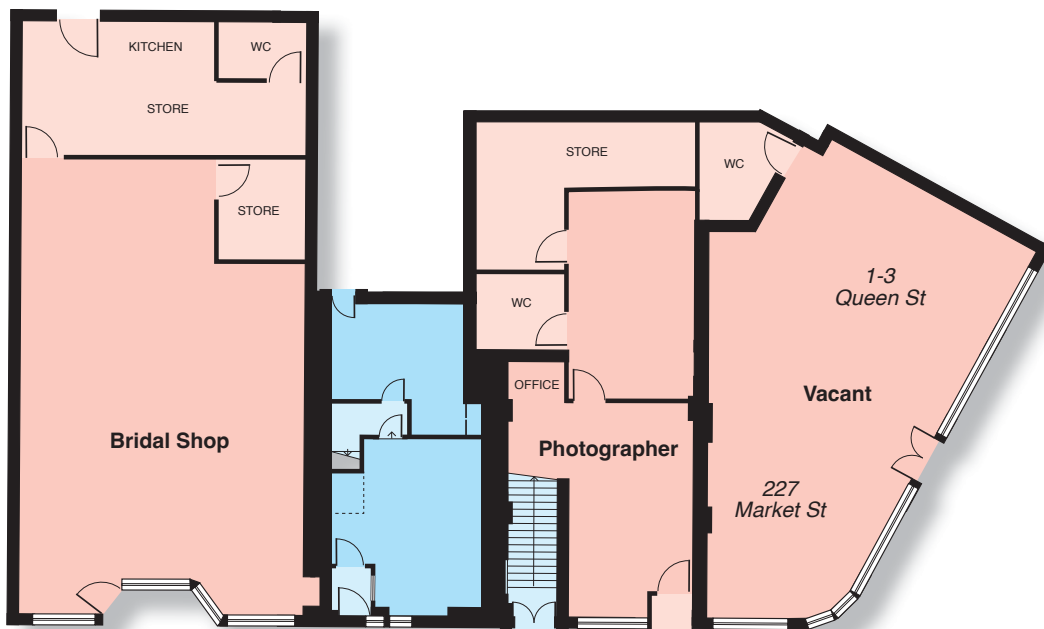
Queens Buildings, 223-227 Market Street, Hyde SK14 1HF and 1-3 Queen Street, Hyde SK14 1QD

Description

The property occupies a highly prominent corner position at the junction of Market Street and Queen Street in the heart of Hyde town centre. The ground floor comprises of three shops, of which two are currently tenanted as a wedding shop and photographers and the third which has just become vacant. There are two entrances which lead to the upper floors, this comprises of a ground floor reception and offices with meeting rooms and storage rooms spread across the upper floors. The offices are mostly divided by stud partitions and therefore could be opened up to provide open plan space if necessary. The property includes gas central heating as well as electric and water services. To the rear of the building is a large secure car park which is gated for security.

The premises offer a rare opportunity to secure a substantial town centre building in a prominent trading position, suitable for a variety of retail, leisure, office, medical, educational or alternative commercial uses. The property may also offer a purchaser the option of redevelopment into residential, subject to the necessary consents. Its corner position and extensive frontage provide exceptional prominence within Hyde's established commercial centre.





Ground Floor Plan



First Floor Plan

Accommodation

	Rent	Sq.M.	Sq.Ft.
Ground Floor: Photographer	£3,000 pa		
Sales area		31.47	339
Office area		6.07	65
Stores		27.34	294
Total		64.88	698
Ground Floor: Bridal Shop	£9,500 pa	104.93	1130
Ground Floor: Reception/Offices		32.9	354
First Floor:			
Left Offices		146.6	1,578
Right Offices		116.2	1,251
Total		295.7	3,183
Ground Floor: Vacant (227 Market St)	—	75.11	809
Vacant (1-3 Queen St)	—	76.30	821
Total		151.41	1630





Location

Market Street is one of Hyde's principal shopping thoroughfares, with the premises benefiting from extensive frontages to both Market Street and Queen Street, providing excellent visibility and strong branding opportunities within the town's principle retail and commercial locations. The surrounding area comprises a mix of national retailers, independent traders, leisure operators such as Ricky Hatton's gym adjacent to the property, cafes, professional services, with Hyde market, Clarendon Square Shopping Centre and Hyde Town Hall all situated within close proximity.

The property is well connected by public transport, with Hyde Central and Hyde North railway stations within walking distance, together with numerous bus services. The location also benefits from convenient access to the M67 and M60 motorway networks, providing excellent connectivity throughout Greater Manchester and beyond.



VAT

There is no VAT on the sale price.

Lease

The property is held on a 999 year ground lease starting 24th March 1835. The Freehold is held by Tameside MBC.

Chief Rent

The chief rent is £9.25 p.a. which is paid up to date.

Sale Price

£719,500.

EPC

The EPC is rated E.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents, Impey.



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